

5A

Franklin Co. Property Information

Tax Map# 0520200105B

Owner: T & E Properties Inc
Owners Address: 4925 Boonsboro Road #232
 Lynchburg, Va 24503
Property Address:
Legal Desc.: Rt 674-long Horne Road
 Rt 1660-blue Lake Road
 Tract 5-a
Magisterial District: Union Hall
Zoning: A1 - Agricultural
Class Code: SINGLE FAMILY SUBURB

Assessment Values:
Building: \$0
Land: \$152,300
Total: \$152,300
Total Acres: 3.044
Land Use Value: 0

DISCLAIMER: While every effort has been made to ensure the accuracy of the information presented, Franklin County is not responsible for the accuracy of the content contained herein and will not be liable for its mis-use or any decisions based on this report's contents.

Zoning

Zoning Classifications	Approved Special Use Cases	Approved Variance Cases
B2 - General Business District		
Rezone Case #'s: Approved		
A1 - Agricultural		
Rezone Case #'s: Approved		
REZO-12-09-6013 8/1/1991		

Transfer History

	Legal Documentation	Date	Price	Grantor
Most Recent	Deed Bk: 1022 Pg: 2761, Inst.Type: DB, Inst.Year: 2012, Inst.Number: 7939	11/1/2012	\$84,000	

Land Value Details

Size in Acres	Lump Sum or		Unit Value	Adj. %	Utility Value	Acreage Value	Total Acreage Value
	Per Acre						
1.00	Lump Sum		140,000	0.00	0	140,000	140,000
2.04	Per Acre		6,000	0.00	0	12,264	12,264
						Total Value:	\$152,300

*rounded to the nearest 100

Building 1 Details

Building 1 Value: \$0

Exterior

Year Built: 0
 Occupancy Type: Vacant Land
 Condition: Average

Foundation:
 Ext. Walls:
 Roofing:
 Roof Type:

Garage:
 No. of Cars: 0
 Carport:
 No. of Cars: 0

Interior

Story Height:
 No. of Rooms:
 No. of Bedrooms:
 Full Baths:
 Half Baths:

Heating:
 A/C: No
 Fireplaces:
 Flues:

Finished Sq Ft:
 Finished Bsmt Sq Ft:
 Total Bsmt Sq Ft:
 Base Living Sq Ft:
 Unfinished Bsmt Sq Ft: 0
 Interior Walls:
 Floors:

Site Information

Right of Way: Public

Terrain Char: Rolling/sloping
 Easements: Paved

Water: None Electric: No
 Sewer: None Gas: No

Map No. 052 02-001 05B T & E PROPERTIES INC

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Acct No. 44999 4925 BOONSBORO ROAD #232
 Rec No. 3.044 Class 2 LYNCHBURG VA
 Acreage 3.044
 RT 674-LONG HORNE ROAD
 RT 1660-BLUE LAKE ROAD
 TRACT 5-A

FRANKLIN COUNTY UNION HALL Pt Date 10/08/2013

Assessed Value		LAND USE & VALUE		LAND USE & VALUE	
Year	1/01/2012	Type	No. Acres	Price	Adj. %
Land	152300	HOMESITE	1.00	140000	140000
Improvement	152300	OTHER	2.044	6000	12264
Total Value	152300				

DB- 1022 2761 24503
 WB-
 PB- 1035 1201

IMPROVEMENT DESCRIPTION	Dw'l. No. Occupancy VACANT LAND	Structural Value		Structural Element		Value	Sketch	Total Land Value
		Front	Depth	Area	Unit			
Found. Walls	No. Story	Bldg.						152300
Roof Type	Age	Basem't						
Roofing	Cond.	Fin. Basem't						
Interior	Class.	Plumb						
No. Rms.	Zoning A1	Heat						
Bd. Roms.	No. Units	A/C						
No. Baths	Initials AS/CH	F.P.						
No. 1/2 Bath	At Home 10/07/2013	Flue						
Walls	Neighborhood 2	Br. In						
Floors		Interior Impr.						
Heat		Additions						
Fireplace	S- I- Fuel							
Flue	S- M. Gas FP:							
Basem't	Fin. % Fin. Rate							
Garage	No. Cars Car Port No. Cars							
BLT In Garage	No. Cars							
Site								
R/W PUBLIC	Water NONE Gas N							
Base PAVED	Sewer NONE Elect. N							
Terr. ON	Utility Value							
Char. ROLLING/SLOPING								

TAXES
 EST. 822.42

406.67' WF

OTHER IMPROVEMENTS

Description	Size	Car	Rate	Dep'r %	Total Value	% Chgd	Subtotal	Factor	Phys Depr. %	Recon Depr. %	Total Depr.	Nb. Adj. %	Total Bldg. Val.	Comp. %	Other Imp.	Imp. Adj.	Total Imp. Val.	Total Land	Total Prop. Val.
																		152300	152300
																		152300	152300